

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a regular meeting on **Tuesday, March 10, 2015 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Approval of Minutes of February 10, 2015 Regular Meeting **(TAB 1)**

B. PUBLIC HEARING – 7:05 P.M.

1. Request for Approval of a Conditional Use Permit from Jamie Knight (Land Solutions Partners) for a development entry sign located at 126 North 500 East, Vernal, Utah – Application# 2015-002-CUP – Allen Parker **(TAB 2)**

C. ACTION ITEMS

1. Request for Recommendation to Consider Amending the Vernal City General Plan & Future Land Use Map – Ordinance No. 2015-04 – Allen Parker **(TAB 3)**

D. ADJOURN

MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers - 374 East Main Street, Vernal, Utah

February 10, 2015

7:00 pm

Members Present: Mike Drechsel, Samantha Scott, Ken Latham, Scott Gessell, Kathleen Gray, Kimball Glazier

Members Absent: Rory Taylor

Alternates Present: Kam Pope, Adam Ray

Alternates Absent: Isaac Francisco

Staff Present: Allen Parker, Assistant City Manager; Corey Coleman, Building Official; and Gay Lee Jeffs, Administrative Clerk.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Mike Drechsel welcomed everyone present to the meeting. Due to the absence of Rory Taylor, Kam Pope will be a voting member.

APPROVAL OF MINUTES FROM JANUARY 13, 2015: Chair Mike Drechsel asked if there were any changes to the minutes from January 13, 2015. There were not enough members in attendance of the meeting who attended the January 13, 2015 meeting; therefore, the minutes of January 13, 2015 shall be deemed approved in accordance to Vernal City Municipal Code, Section 2.12.080.

REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR THE DEPARTMENT OF PUBLIC SAFETY (UINTAH BASIN DRIVER LICENSE DIVISION) FOR THE PROPERTY LOCATED AT 920 EAST HIGHWAY 40, VERNAL, UTAH – APPLICATION NO. 2015-001-MSP – ALLEN PARKER: Mike Drechsel stated that the Master Site Plan is for information concerning the Driver License Division. The Commission does not need to take any action on the Master Site Plan since it is for the State of Utah. Allen Parker informed the Commission that the City does not have jurisdiction over the State; however, the State will need to tie into the City's public utilities; therefore, the City has jurisdiction over the public utilities. Mr. Parker stated that there were some significant changes that needed to be made to the Master Site Plan and he will be working with the State's engineers to make the corrections. The building will be used for the driver license division. There will also be a paved pad that will be used for driving tests. Mr. Drechsel thanked Mr. Parker for the information.

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY GENERAL PLAN & FUTURE LAND USE MAP – ORDINANCE NO. 2015-04 – ALLEN PARKER: The future land use map was distributed to those in attendance. Allen Parker asked the Commission if they would like to make any changes to the future land use map. Allen Parker stated that outside the City limits, the City's general plan map will look like the

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47 County's general plan map as it currently stands. Mr. Parker also stated that the round-about on
48 2000 West Main Street is mixed use and is missing from the map. There were also hard lines on
49 the map that should not have been indicated.

50
51 Allen Parker explained the general plan to those in attendance. The general plan is a document
52 that guides the city in the long term. The map is a future land use map and it does not change
53 personal property rights, but it does have a bearing on what the City Council can and cannot do
54 when considering a rezone. The proposed future land use map was presented for the first time to
55 the public at the February 10, 2015 Planning Commission meeting to receive comment and get
56 feedback from the public. Kimball Glazier voiced his concern about some possible oversight that
57 the Commission might want to address. On the West side of the CC-1 zone and the R-1 zone,
58 there is not a buffer and wondered if the City needed to create a higher density residential zone
59 as a buffer. Mr. Glazier stated that the Commission had not addressed the North end of Vernal
60 Avenue and wondered if the Commission wanted to address the area.

61
62 Mike Drechsel opened the public hearing to receive comment. There were no comments. Mr.
63 Drechsel closed the public hearing. Mike Drechsel reminded the Commission that the future
64 land use map was in draft form and was subject to change; therefore, it is not ready to take action
65 on or make a recommendation to the City Council. Allen Parker stated he would pass on any
66 recommended changes to the consultant. Kathleen Gray suggested adding street addresses to the
67 map to make it easier to navigate. *Kimball Glazier moved to table the General Plan & Future*
68 *Land Use Map. Ken Latham seconded the motion. The motion passed with Mike Drechsel,*
69 *Kimball Glazier, Kathleen Gray, Samantha Scott, Scott Gessell, Ken Latham and Kam Pope*
70 *voting in favor.*

71
72 **REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL**
73 **CITY MUNICIPAL PLANNING & ZONING CODE – CHAPTER 16.10 – BOARD OF**
74 **ADJUSTMENT – ORDINANCE NO. 2015-05 – ALLEN PARKER:** Mike Drechsel
75 explained that amending the Board of Adjustment ordinance in the City Code had been discussed
76 for several months and he asked Allen Parker to introduce the ordinance amendment request.
77 Mr. Parker stated that the amendment had been put into ordinance form, and he wanted the
78 Commission to approve the final draft before presenting the amendment of the Board of
79 Adjustment ordinance to the City Council. Mr. Parker explained that the changes made to the
80 ordinance would replace the Board of Adjustment with a Hearing Officer. Kathleen Gray
81 suggested making a small correction on the first page, 5th paragraph of the document to remove
82 the "a" from the first sentence. Mr. Drechsel asked the Commission if there were any more
83 comments or changes that needed to be made to the ordinance before recommending the Board
84 of Adjustment ordinance amendment to the City Council. Scott Gessell stated that his
85 understanding was that not one event caused the change to come about, that it was because the
86 Board of Adjustment did not function well or because the City was following the lead of other
87 entities. Mr. Parker stated that it was the experience had by other entities and the difficulty of
88 keeping a Board of Adjustment trained for the requirements of State Code for a board that never
89 met. The change is a simpler way and has been very effective for other entities. *Kimball Glazier*
90 *moved to forward a positive recommendation to the City Council to amend the Vernal City*
91 *Municipal Planning & Zoning Code – Section 16.10 – Board of Adjustment – Ordinance No.*
2 *2015-05- with the suggested changes. Samantha Scott seconded the motion. The motion*

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93 *passed with Samantha Scott, Kathleen Gray, Ken Latham, Kimball Glazier, Mike Drechsel,*
94 *Scott Gessell and Kam Pope voting in favor.*
95

96 **ADJOURN:** There being no further business, *Samantha Scott moved to adjourn. Kimball*
97 *Glazier seconded the motion. The motion passed with Mike Drechsel, Kimball Glazier,*
98 *Kathleen Gray, Samantha Scott, Scott Gessell, Ken Latham and Kam Pope voting in favor.*
99 *The meeting was adjourned.*
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Mike Drechsel, Planning Commission Chair



VERNAL PLANNING COMMISSION STAFF REPORT

DATE: 5 March 2015

ITEM: **B1**

- I. APPLICATION:** 2015002CUP (development entrance sign)
- A. APPLICANT: Jamie Knight (Land Solutions Partners)
B. REQUEST: Conditional Use Permit **FOR APPROVAL**
C. LOCATION: 126 North 500 East (05-037-0007)
D. ZONING: MH
E. ACREAGE: 19.76 Acres

II. ANALYSIS:

Jamie Knight is requesting the approval of a conditional use permit for a development entrance sign that is 8 feet in height. Vernal City Code requires a conditional use permit be obtained for a development entrance sign that is proposed to be taller than 5 feet. The proposed sign will be placed at the south entrance to the manufactured home park located at 126 North 500 East. There is a decorative fence at that entrance and it would necessary for the sign to be taller than 5 feet in order to be visible. In accordance with Section 16.14 Vernal City Code staff finds that:

1. This project will contribute to the general well-being of the community;
2. This project will not be detrimental to the health, safety and well being of the members of the community;
3. This project does comply with the provisions of Vernal City Code.
4. This project complies with the principles of the Vernal City General Plan;
5. This project will not have a derogatory effect on the environment.

III. STAFF RECOMMENDATIONS:

This application is in substantial compliance with Vernal City Code and the requirements contained therein. There are no specific conditions being recommended by staff to be associated with this conditional use permit. Staff finds that this is an approvable application with the following requirement:

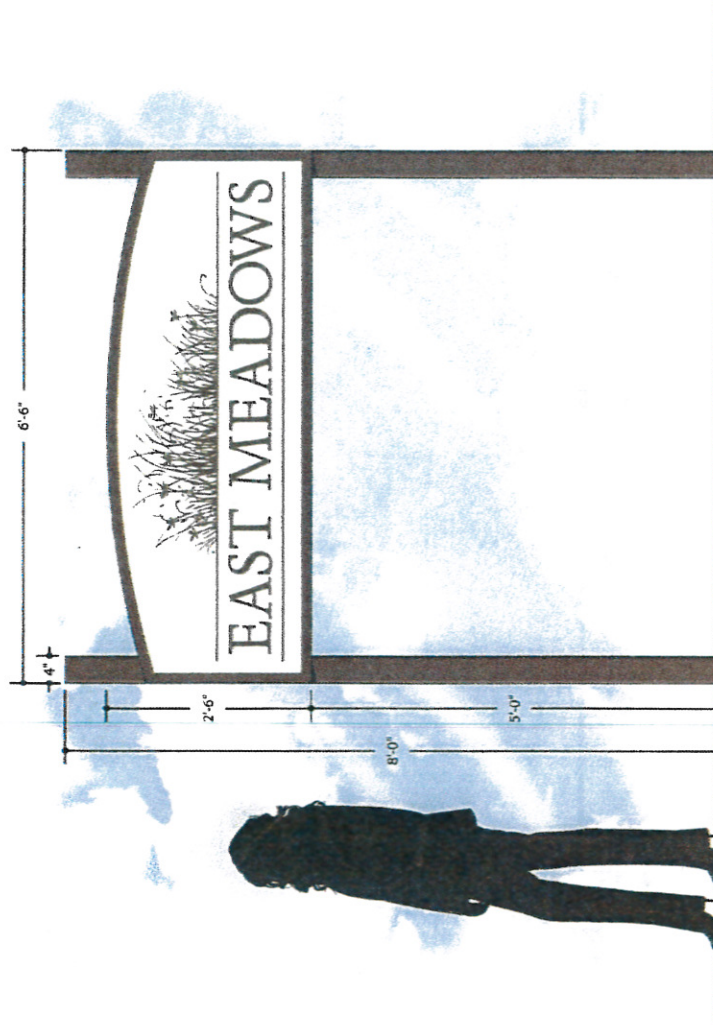
1. That all conditions imposed by the Planning Commission in association with this application be adhered to.

A handwritten signature in cursive script, appearing to read "Allen Parker".

Allen Parker
Assistant City Manager/Planning Director

NON ILLUMINATED ALUMINUM SIGN

Qty 1 Non Illuminated Aluminum Sign
 1/8" Routed Aluminum Panel Painted Cream (Contact Color To I-90)
 090 Routed Aluminum Letters Painted Matthews Paint MP13306 Brown Bomber
 Gerber High Performance Opaque Deep Mahogany Brown Vinyl For Grass
 Lettering Mounted Flush To Panel
 Panel Mounted on 4x4 Metal Posts, Painted Matthews Paint MP13306 Brown Bomber



NON ILLUMINATED ALUMINUM SIGN

Scale: 3/4" = 1'-0" (On 11x17 Paper)



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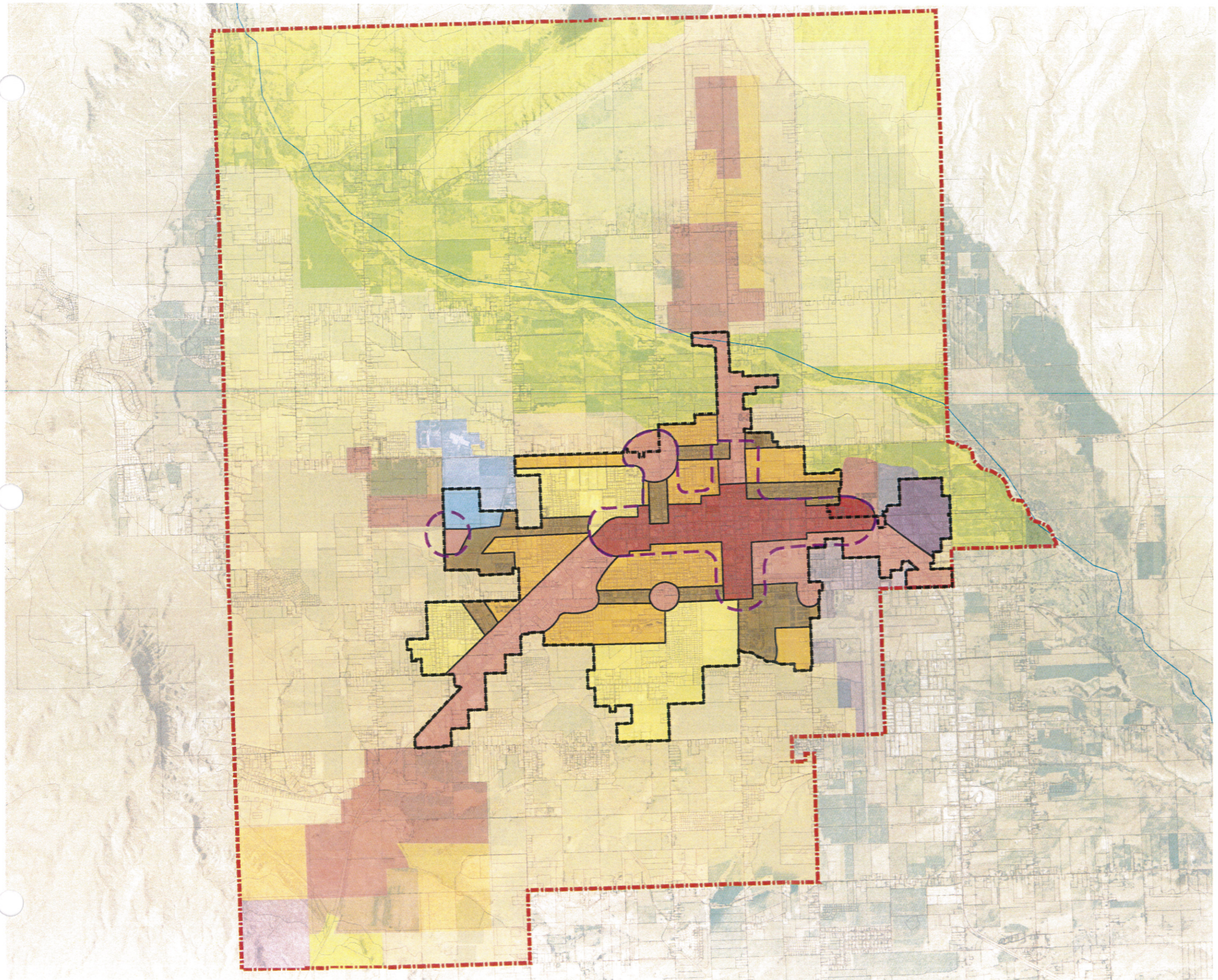
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PROPOSED LAND USE: Including Annexation Area

- Vernal City Limit
- Mixed Use Areas
- Annex
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Commercial
- Central Commercial
- Industrial

Adjacent Proposed Land Use Within Annexation Area

- Low Density Residential
- Medium Density Residential
- Moderate Density Residential
- High Density Residential
- Open Space/ Agricultural/ Rural Residential
- Institutional
- Commercial
- Industrial
- Parks
- Airport

Vernal City Land Use Update

0 0.5 1 Miles

March 2015

